


THIS IS A TWO-SIDED DOCUMENT

 <p><b>Adirondack Park Agency</b></p> <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit <b>2023-0042</b></p>
<p>In the Matter of the Application of</p> <p><b>CAMP HUDSON PINES PROPERTIES, LLC</b> <b>Permittee</b></p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act</p>	<p>Date Issued: September 21, 2023</p> <p>To the County Clerk: Please index this permit in the grantor index under the following names: <b>1. Camp Hudson Pines Properties, LLC</b></p>

**SUMMARY AND AUTHORIZATION**

This permit authorizes expansion of an existing tourist accommodation in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Towns of Corinth and Hadley, Saratoga County.

This authorization shall expire unless recorded in the Saratoga County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the Saratoga County Clerk's Office. The Agency will consider the project in existence when three campsites have been converted into tourist accommodations or three new tourist accommodations have been constructed, as authorized herein.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

## **PROJECT SITE**

The 41.62±-acre project site spans multiple parcels on State Route 9N and Old River Road in Saratoga County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map, consisting of:

- a 0.52±-acre parcel of land in the Town of Hadley, identified as Tax Map Section 46.16, Block 1, Parcel 8;
- a 9.6±-acre parcel of land in the Town of Hadley, identified as Tax Map Section 46.16, Block 3, Parcel 14;
- a 29.9±-acre parcel of land in the Town of Corinth, identified as Tax Map Section 46.16, Block 1, Parcel 4.11;
- a 1.16±-acre parcel of land in the Town of Corinth, identified as Tax Map Section 46.16, Block 1, Parcel 11; and
- a 0.44±-acre parcel of land in the Town of Corinth, identified as Tax Map Section 46.16, Block 1, Parcel 14.

All of these parcels are described in a deed from River Road Campground, LLC to Camp Hudson Pines Properties, LLC, dated February 15, 2022, and recorded April 12, 2022 in the Saratoga County Clerk's Office under Instrument Number 2022-013027.

The project site contains shoreline on the Hudson River. The project site also contains freshwater forested and shrub wetlands. Additional wetlands not described herein or depicted on the Site Plan may be located on or adjacent to the project site.

The project site is improved by a pre-existing campground, tourist accommodations, and multiple associated septic systems throughout the property. The campground currently has approximately 70 campsites and the tourist accommodation portion currently has four units, not counting an additional unit that was recently removed. The project site is improved by accessory structures common to campgrounds such as a general store, pool, beach area on the Hudson River, docks, boat launch, playground, and walking trails.

## **PROJECT DESCRIPTION**

The project as conditionally approved herein involves the replacement of campsites with tourist accommodations, including glamping tents, RV rentals, and one tiny home. In addition, four new glamping tent sites will be created where no campsite currently exists and a pre-existing garage will be converted into a rental cabin. To serve some of the new and replacement structures, portions of the existing septic system will be replaced, as well as new septic systems installed where necessary.

The project is shown on the following maps, plans, and reports:

- An eight-page set of plans prepared by SRA Engineers for Camp Hudson Pines, titled "Old River Road, Corinth, NY 12933," dated March 2, 2023, and last revised June 15, 2023 (Site Plan), including:
  - Drawing Number C-001, titled "Notes;"
  - Drawing Number C-101, titled "System 1 (at Pine Cabin) Wastewater Disposal System Site Plan;"

- Drawing Number C-102, titled “System 4 (near Birch Cabin) Wastewater Disposal System Site Plan;”
  - Drawing Number C-103, titled “System 2 (at Willow Cabin) Wastewater Disposal System Site Plan;”
  - Drawing Number C-104, titled “System 5 (Linden Lane) Wastewater Disposal System Site Plan;”
  - Drawing Number C-105, titled “System 6 (Pine Loop) Wastewater Disposal System Site Plan;”
  - Drawing Number C-501, titled “Details;” and
  - Drawing Number C-502, titled “Details.”
- Two sheets titled “Map of a Existing Conditions Lands Now or Formerly of Camp Hudson Pines Properties, LLC,” prepared by Darrah Land Surveying, PLLC, dated April 17, 2023, and last revised June 14, 2023 (Glamping Plan).

A reduced-scale copy of both sheets of the Glamping Plan for the project is attached as a part of this permit for reference.

### **AGENCY JURISDICTION**

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act, a permit is required from the Adirondack Park Agency prior to the expansion by more than 25% of any tourist accommodation on Moderate Intensity lands in the Adirondack Park.

### **CONDITIONS**

#### **THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The project shall not be undertaken until this permit has been recorded in the Saratoga County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as any tourist accommodation remains on the site. Copies of this permit, Site Plan, and Glamping Plan shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.
3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. This permit authorizes the construction of 23 glamping tents in the locations shown as Glamping Tent or RV Site (i.e., airstream) on the Site Plan and Glamping Plan and as depicted on the Site Plan. The glamping tent platforms shall be no more than 400 square feet in size and the glamping tents shall not exceed 15 feet in height as measured from the highest point on the structure, to

the lower of either existing or finished grade. The glamping tents shall not have any range or kitchen. Any change to the location, dimensions, or other aspect of the tourist accommodations shall require a new or amended permit or prior written Agency authorization.

5. This permit authorizes the conversion of an existing garage into a two-bedroom tourist accommodation as shown on Drawing C-102 of the Site Plan. The resulting tourist accommodation shall not exceed 12 feet in height as measured from the highest point on the structure, to the lower of either existing or finished grade. Any change to the location, dimensions, or other aspect of this tourist accommodation shall require a new or amended permit or prior written Agency authorization.
6. This permit authorizes a “tiny home” to be placed on site R7, as labelled on Drawing C-101 of the Site Plan, between an existing cabin and a proposed glamping tent. The “tiny home” shall be no more than 24 feet long by 8 feet wide, plus an attached 24-foot-long by 10-foot-wide deck and stairs. The “tiny home” shall have no additional attached structures (such as an additional porch or deck). The “tiny home” tourist accommodation shall not exceed 15 feet in height as measured from the highest point on the structure, to the lower of either existing or finished grade. Any change to the location, dimensions, or other aspect of this tourist accommodation shall require a new or amended permit or prior written Agency authorization.
7. All recreational vehicles (RVs) onsite must be “readily movable” to be considered part of the campground. To be “readily movable” the RV must a) possess wheels, b) not have any attached structural additions, such as a porch, deck, or stairs, c) be currently registered and inspected by the Department of Motor Vehicles, and d) be disconnected from all water, sewer, and electric hook-ups when the campground is not in operation.

If an RV is not “readily movable” as described above, it will be considered a new tourist accommodation and will require prior written authorization prior to installation.

8. If installed within five years of the date of issuance of this permit, the on-site wastewater treatment systems shall be constructed in conformance with the location and design shown on the Site Plan. Construction of the systems shall be supervised by a design professional (licensed engineer or registered architect). Within 30 days of complete system installation and prior to their utilization, the design professional shall provide written certification to the Agency that the systems were built in compliance with the approved plans.

No on-site wastewater treatment system shall be installed on the project site more than five years after the date of issuance of this permit except pursuant to written authorization from the Agency.

9. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other

similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.

10. All exterior building materials, including roof, siding and trim/exterior walls, of glamping tents and cabins authorized herein shall be white, or a dark shade of green, grey, or brown.
11. Any new free-standing or building-mounted outdoor lights associated with the tourist accommodations on the project site shall employ full cut-off fixtures that are fully shielded to direct light downward and not into the sky or toward the Hudson River, New York State Route 9N, or adjoining property.
12. All signs associated with the tourist accommodations on the project site shall comply with the Agency's "Standards for Signs Associated with Projects" [9 NYCRR Part 570, Appendix Q-3].
13. Within 50 feet of the mean high water mark of the Hudson River and outside of the limits of clearing shown on the Site Plan, no trees, shrubs, or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed on the project site without prior written Agency authorization, except for the removal of dead or diseased vegetation, rotten or damaged trees, or any other vegetation that presents a safety or health hazard.
14. All trees depicted on Drawing Number C-102 of the Site Plan shall be planted no later than the first spring or fall planting season after final grading related to the construction of the Glamping Tents shown on that plan. Trees that do not survive shall be replaced annually until established in a healthy growing condition.
15. Any dock constructed on the project site must be a floating or fixed structure no more than 8 feet in width, including at its attachment to a shoreline or boathouse, and must be used for securing and/or loading or unloading watercraft and/or for swimming or water recreation. Any supporting structure established to hoist or suspend the dock above water level for storage must be no greater than 100 square feet in size, including all parts. A dock stored above water level must remain parallel with the water unless the dock and supporting structure combined measure less than 100 square feet in size.
16. There shall be no more than 30.8 principal buildings located on the project site at any time. The two-bedroom tourist accommodation and "tiny home" authorized herein each constitute a principal building. Each glamping tent structure authorized herein involving 300 square feet or more of floor space constitutes a principal building. Each glamping tent structure authorized herein involving less than 300 square feet of floor space constitutes one tenth of a principal building. Square feet of floor space shall be measured from the exterior walls of the tent and including any attached covered porches, covered decks, and all other components with a roof or cover. The Agency makes no assurances that the maximum development mathematically allowed can be approved.


**CONCLUSIONS OF LAW**

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will be consistent with the land use and development plan;
- b. will be compatible with the character description and purposes, policies, and objectives of the Moderate Intensity land use area;
- c. will be consistent with the overall intensity guidelines for the Moderate Intensity land use area;
- d. will comply with the shoreline restrictions of § 806 of the Adirondack Park Agency Act; and
- e. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project.

PERMIT issued this 21<sup>st</sup> day of September, 2023.

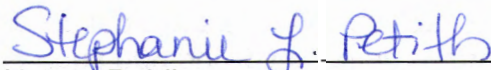
ADIRONDACK PARK AGENCY

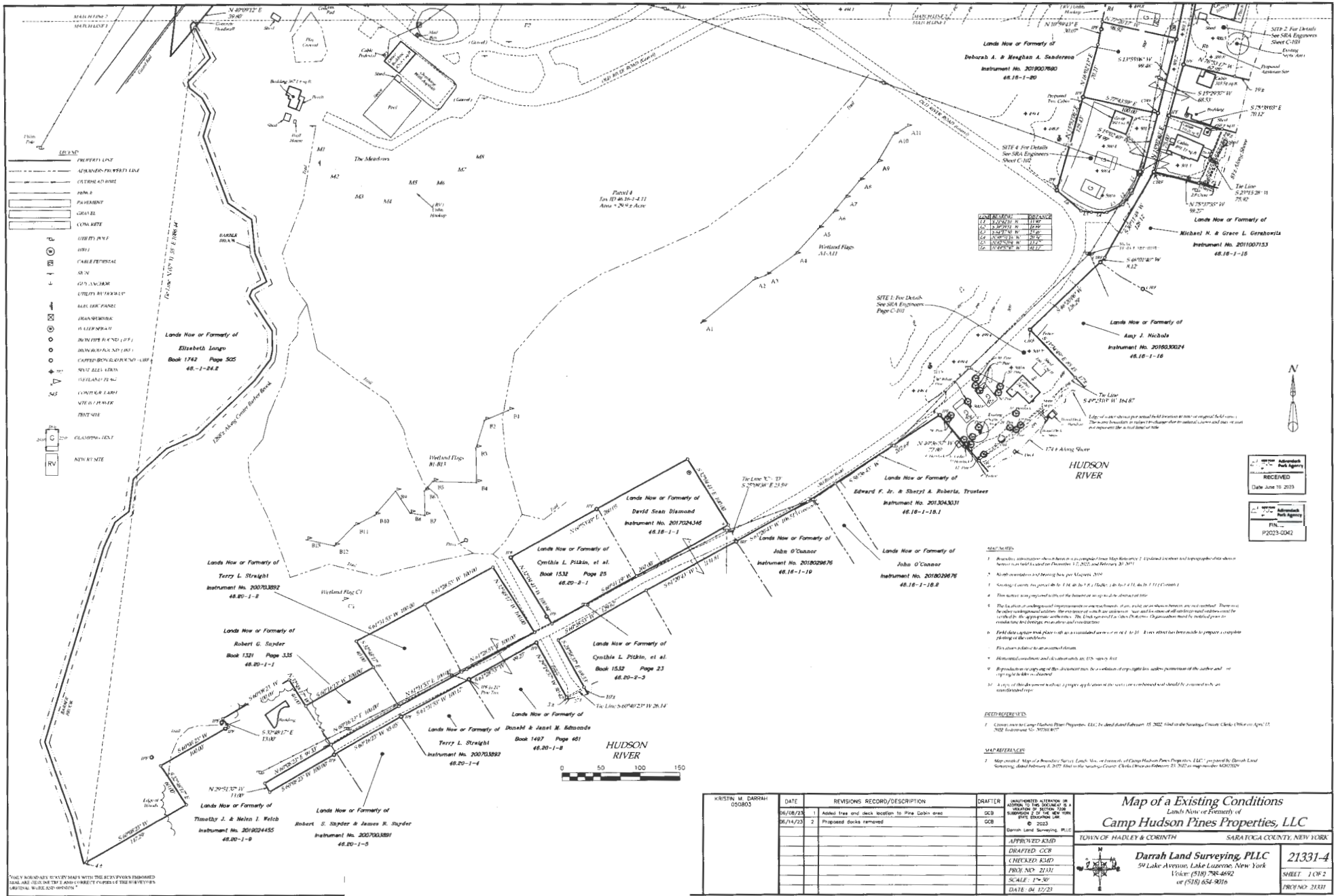
BY:   
David J. Plante, AICP CEP  
Deputy Director, Regulatory Programs

STATE OF NEW YORK  
COUNTY OF ESSEX

On the 21<sup>st</sup> day of September in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared David J. Plante, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Stephanie L. Petith  
Notary Public, State of New York  
Reg. No. 01PE6279890  
Qualified in Franklin County  
Commission Expires April 15, 2025

  
Notary Public



RECEIVED  
 DATE June 10 2023  
 RECEIVED  
 DATE June 10 2023

NO.	DESCRIPTION	DATE
01	PRELIMINARY	11/11/22
02	REVISED	11/11/22
03	REVISED	11/11/22
04	REVISED	11/11/22
05	REVISED	11/11/22
06	REVISED	11/11/22
07	REVISED	11/11/22

- NOTES:**
- Boundary information shown herein is a compilation from New York State's updated boundary and topographic data which has been used to calculate the boundaries of the subject parcels as of December 31, 2022 and February 28, 2023.
  - All other easements and things now in place as of February 28, 2023.
  - Surveying courses reported for 1846 do not include the full distance of the line.
  - The survey was prepared to the best of the drafter's knowledge and belief.
  - The location of underground improvements or encroachments, if any, shall not be shown on this map unless they are shown on a recent topographic map. The drafter has not conducted an investigation of such encroachments. The drafter is not responsible for the location of such encroachments. The drafter is not responsible for the location of such encroachments. The drafter is not responsible for the location of such encroachments.
  - Field data upon which this map is based was collected on or about 06/14/23. Every effort has been made to prepare a complete and accurate map of the subject parcels.
  - For more information contact the drafter.
  - All recorded easements and other matters which do not appear on this map.
  - By publication or copy of this document may be a violation of copyright law under the provisions of the copyright and trademark laws of the State of New York.
  - A copy of this document without a proper copy of the survey or combined shall be considered null and void.

**REFERENCES:**

- County of Saratoga, New York, "Camp Hudson Pines Properties, LLC, as defined February 28, 2022 filed on the Saratoga County Clerk's Office on April 23, 2022 Instrument No. 202204007"

**MAP REFERENCES:**

- Map of the County of Saratoga, New York, "Camp Hudson Pines Properties, LLC," prepared by Darrah Land Surveying, dated February 28, 2022 filed on the Saratoga County Clerk's Office on February 28, 2022 as map number 202202079"

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER
06/08/23	1 Added tree and deck location to Pine Cabin area	DCB
06/14/23	2 Proposed docks removed	DCB

UNAPPROVED ALTERNATE IN ACCORDANCE WITH SECTION 208 OF THE SURVEYS AND MAPPING LAW OF THE STATE OF NEW YORK	DATE: 06/14/23
DRAFTED: DCB	CHECKED: KMD
PROJECT: 21331	SCALE: 1"=50'
DATE: 04/17/23	

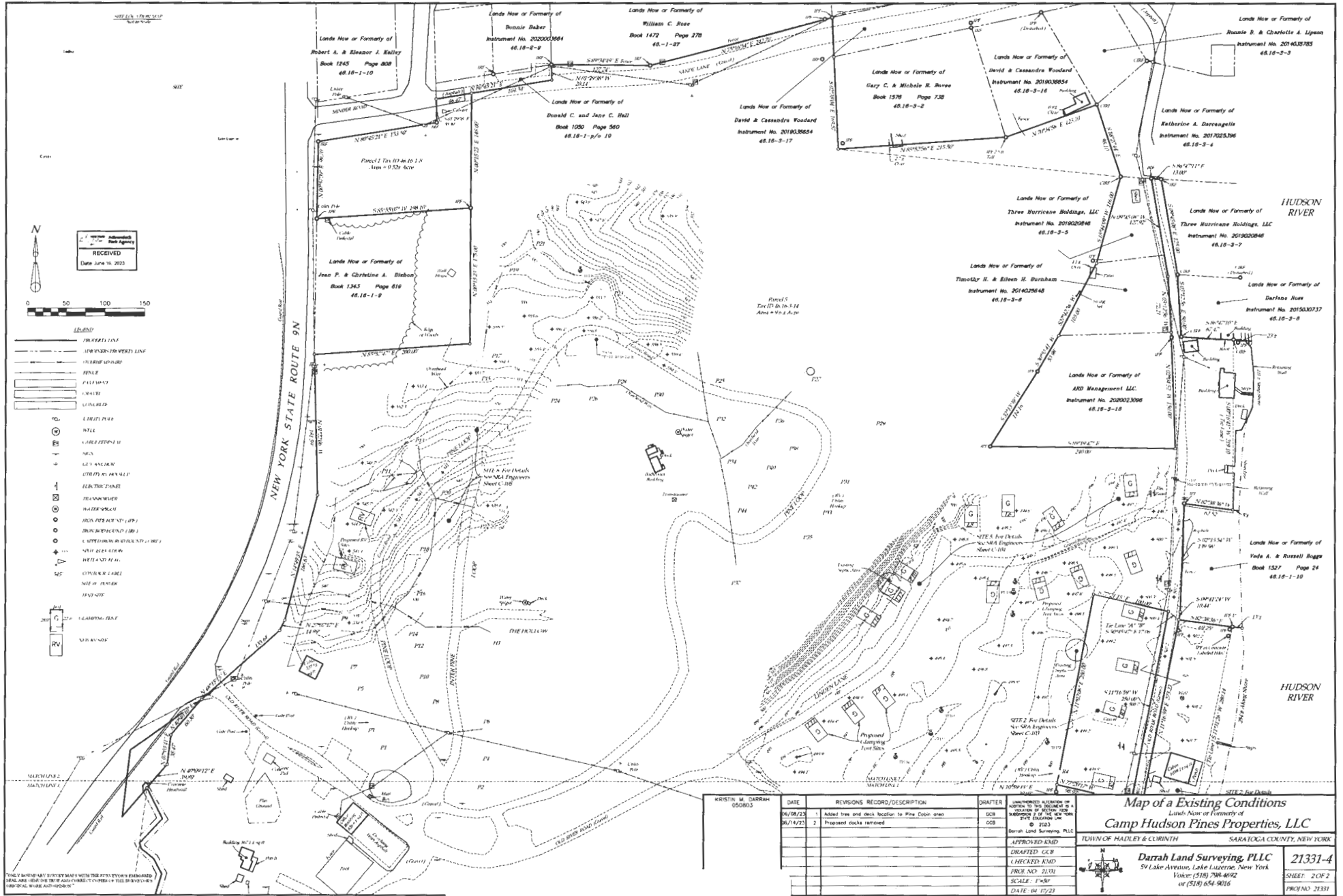
**Map of an Existing Conditions**  
 Lands Now or Formerly of  
**Camp Hudson Pines Properties, LLC**

TOWN OF HADLEY & CORINTH SARATOGA COUNTY, NEW YORK

**Darrah Land Surveying, PLLC**  
 50 Lake Avenue, Lake Luzerne, New York  
 Voice: (518) 798-6692  
 or (518) 654-9016

**21331-4**  
 SHEET 1 OF 2  
 PROJ NO: 21331

**Reduced Scale Copy  
 Not for Tax Map Purposes**



Reduced Scale Copy  
Not for Tax Map Purposes